

1 NORTH SALT LAKE CITY  
2 PLANNING COMMISSION MEETING  
3 DECEMBER 8, 2015  
4  
5

6 Chairman Robert Drinkall called the meeting to order at 6:30 p.m., and welcomed those present.  
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8 PRESENT: Commission Chairman Robert Drinkall  
9 Commissioner Kim Jensen  
10 Commissioner Ted Knowlton  
11 Commissioner Kent Kirkham  
12 Commissioner Stephen Garn  
13 Commissioner Lisa Watts Baskin  
14

15 EXCUSED: Council Member Ryan Mumford, Sherrie Christensen, Senior City Planner;  
16 Andrea Bradford, Minutes Secretary.  
17

18 STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic  
19 Development Director; Connie Larson, Minutes Secretary.  
20

21 OTHERS PRESENT: Ben Lowe; Logan Johnson, Wright Development Group; Brad Swenson;  
22 Andres Salazar,  
23

24 1. PUBLIC COMMENTS  
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26 There were no public comments.  
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28 2. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT TO  
29 EAGLEWOOD VILLAGE SUBDIVISION, LOT 1, - WRIGHT DEVELOPMENT  
30 GROUP, APPLICANT  
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32 Ken Leetham explained this plat consideration is to amend Lot 1 of the Eaglewood Village  
33 Subdivision and create a new lot for a proposed convenience store. This building will be a new  
34 lot on 1.7 acres on the southwest corner of Orchard Drive and Eagle Gate Drive. There are no  
35 conditions recommended by the DRC. The application is in order and staff recommends approval  
36 of the plat amendment.  
37

38 At 6:33 p.m., Commissioner Garn arrived at the meeting.  
39

40 **At 6:34 p.m., the public hearing was opened by Chairman Robert Drinkall. There was no**  
41 **one wishing to comment, and the public hearing was closed.**  
42

43 At 6:35 p.m., Commissioner Baskin arrived at the meeting.

Commissioner Stephen Garn made a motion for the Planning Commission to recommend approval of the plat amendment for the Eaglewood Village Subdivision second amendment to the City Council with the following findings and conditions:

- 1) The amendment will be in the best interest of the City.
- 2) All lots comply with all applicable zoning standards.
- 3) All necessary and required dedications are made.
- 4) Provisions for the construction of any required public improvements are included.
- 5) Amendment complies with all applicable laws and regulations.
- 6) The amendment does not materially injure the public or any person, and there is good cause for the amendment.

Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Drinkhall. Commissioner Bastian abstained from voting.

3. CONSIDERATION OF A PROPOSED SITE PLAN EAGLEWOOD VILLAGE C-STORE LOCATED AT THE NORTHWEST CORNER OF EAGLE GATE DRIVE AND ORCHARD DRIVE-WRIGHT DEVELOPMENT GROUP, APPLICANT

Ken Leetham displayed an aerial photograph of the proposed site plan for the Eaglewood Village C-Store that is zoned in the "P" District. He explained the entrance to the store will be on Eagle Gate Drive and Orchard Drive. There is a need to construct a left turn lane on Eagle Gate Drive into the proposed site. A portion of the existing median will be removed, and the street will need to be reconstructed to allow for the turn lane. The developer will cover the cost of the road construction. The property is facing Highway 89 and is currently landscaped. A floor plan of the proposed store was viewed by the Planning Commission.

Staff made a suggestion to the applicant to review the color of the brick to make it more consistent with the other buildings in the development. The materials are of high quality, and the first commercial development in the residential area. A graphic of the proposed sign was displayed, and the applicant is requested to have the design conform more closely to the adopted City standards. Staff would like to see a more contemporary sign that will set a tone for future signage in the development. A condition has been added to the site plan that modifications to the building materials, and the design of the sign be more complimentary to the architecture. The sign should be of a monument style, and no more than 24 feet tall. All other requirements have been met.

Chair Drinkall said he would prefer a monument style sign that is no more than eight feet in height, and is not an obstruction for cars driving on Highway 89.

Commissioner Knowlton commented there is a substantial difference in the site plan of the proposed gas station compared to the nearby apartment complex. The apartment complex establishes a "village feeling" and hides the parking, and holds the street edge.

89 He asked if there are elements in the Development Agreement that directly or indirectly suggests  
90 a similar sighting approach could be done for this site. Ken Leetham replied the difference is  
91 this is a three sided parcel, and there is an attempt to place the building closer to the development  
92 instead of Highway 89.

93  
94 Chairman Drinkhall asked if the facility will allow for a drive thru into other developments, or  
95 terminate on the north side. Ken Leetham replied there is a spot on the site plan for connections  
96 to the driveway on the north boundary line. Ben Lowe, Wright Development, said he anticipates  
97 future developments that will have access through the property. Commissioner Knowlton asked  
98 if there is language in the Development Agreement that relates to setback requirements. Ken  
99 Leetham replied there is not a strategy in the Development Agreement that states what the  
100 setbacks should be for the building with respect to the street.

101  
102 Commissioner Baskin asked if there are pedestrian walkways for the apartments. Ken Leetham  
103 replied there will be pedestrian pathways and diagonal parking on the street. It will be pedestrian  
104 friendly to cross Orchard Drive. Commissioner Knowlton commented that most of the pedestrian  
105 traffic is likely to come from the northeast. He asked how the pedestrians would traverse to the  
106 front of the store from the northeast side. Ken Leetham responded there are currently no  
107 improvements on the west side, but there will be a pathway on the west side. The intent of this  
108 portion of the development was always to have on street and diagonal parking in an effort to  
109 have traffic calming.

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111 Chairman Drinkhall asked about placement of the sign. Ken Leetham explained the building  
112 could be moved to the east for pedestrian access. This would be good for the applicant to explore  
113 moving the building to see if it works better for pedestrian traffic on the east side, and drive by  
114 traffic on the west side. He feels the current setting of the building is unsatisfactory.

115  
116 Ben Lowe, Wright Development, said he believes the red brick for the store blends well with the  
117 community, and encouraged the City to have brick instead of stucco. Pedestrian access is  
118 important, and pedestrians can walk from the north and south sides of the store. The original sign  
119 was intended to be a monument sign for the entire village, but the developer needs to make  
120 certain future store signs don't conflict with each other. Sometimes convenience stores will have  
121 small signs taped in the window advertising certain products. He feels the sign guidelines are too  
122 broad, and there should be stricter sign guidelines to encourage a first class walkable community.  
123 The south and east façade of the building are important, and this area will need to be dressed up  
124 with landscaping. The landscaping on Highway 89 has grass, but it will need additional  
125 landscaping to hide the asphalt. Parking on the east side should be moved to the west side, and  
126 then slide the building further east.

127  
128 Commissioner Bastian asked Mr. Lowe about his opinion on pedestrian crosswalks. Mr. Lowe  
129 replied crosswalks that are not on corners are dangerous, and there are crosswalks on the round-  
130 a-bout. Curved roads and angled parking will be used, which will slow traffic down. There will  
131 be sidewalks on the north and east sides of the building, which should be fine.

Logan Johnson, Wright Development, explained the sign will match the building, but there is a challenge of branding with the gas station. Commissioner Drinkhall asked who the gas station brand will be. Mr. Johnson said the gas station is not a brand name. The company is new and based in Utah. He is unable to disclose the name of the company at this time.

Commissioner Knowlton suggested moving the building to the east. Mr. Johnson replied he will consider moving the building to the east, but he said he cannot promise it can be done. He said he doesn't expect a large amount of pedestrian traffic, but he is willing to have more sidewalks for pedestrians. The sign will have more of a monument look to match the contemporary feel of the building behind it.

Commissioner Garn asked if the advertising for fuel pricing is digital. Mr. Johnson replied the fuel pricing is digital, and it is the height of the text that makes the tenant feel their marketing is more effective. Mr. Logan will work with Ken Leetham on the sign. Chairman Drinkhall said he would like to see a 20-foot to 24-foot tall sign, and it should be set back far enough that it will not be a distraction to cars.

Commissioner Kirkham asked about the existing round-a-bout, and if there is a concern of increased traffic. Ken Leetham replied staff is satisfied there is enough space for increased traffic. Commissioner Jensen expressed concerned about children darting into traffic. Ken Leetham replied this has not been a problem in the past.

Chairman Drinkhall asked about the impact of moving the drive aisle and the parking to the west of the gas filling area. Logan Johnson, Wright Development, replied he is not experienced in gas station development, and what the impact would be of moving the drive aisle. His concern would be the sunken costs from engineering. Commissioner Bastian said she was on the City Council when this project began and it was amended significantly. It is difficult to judge if the gas station fits with this project. Ben Lowe, Wright Development, said it was the intent to have a walkable community that would be first class.

Ken Leetham distributed a copy of the Eaglewood Village Sign Criteria to the Planning Commission.

**Commissioner Knowlton made a motion for the Planning Commission to table the decision on the site plan for the Eaglewood Village C-Store located at 34 West Eagle Gate Drive in order to fully review the language of the Development Agreement that affects the site design and general walkability of the site signs, landscaping, site orientation, uses, and drive thru. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Kirk, Garn, Knowlton, Drinkhall, and Jensen. Commissioner Bastian abstained from voting.**

This item will be reviewed at the Planning Commission meeting on December 29, 2015.

4. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR AIGA HOME & COMMUNITY SERVICES, A RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY LOCATED AT 738 NORTH SKIPTON DRIVE-CURRY L. SOLIPO, APPLICANT

This agenda item was cancelled.

5. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR ECO GREEN EQUIPMENT, AN EQUIPMENT MANUFACTURING COMPANY LOCATED AT 425 NORTH 400 WEST, #3B-SHAWNIE BROOKS, APPLICANT

Ken Leetham explained Eco Green Equipment is a business that has relocated into two buildings on 400 West in the North Salt Lake Industrial Park. This company manufactures equipment that is used in the recycling of tires. This business has 15 full time employees. The three conditions for approval are:

- 1) Must provide an ADA parking stall in order to be in compliance.
- 2) Submit a sign permit if required for approval.
- 3) Painting will not take place until a paint booth is purchased and installed, which requires a permit from the City.

Commissioner Garn asked if it is only the manufacturing of equipment, and if there is recycling or grinding of tires or recycling on the premises. Andre Salazar, applicant, replied there is very little grinding on the premises. It would be only to test the equipment.

**Commissioner Garn made a motion for the Planning Commission to approve the proposed conditional use permit for ECO Green Equipment at 425 North 400 West with the following findings and subject to the following conditions:**

**Findings:**

- 1) **The proposed use, equipment fabrication, assembly, and warehousing is a permitted use in the MD Zone.**
- 2) **The proposed site plan meets all requirements of the Development Code.**

**Conditions:**

- 1) **One parking stall is painted and signed for ADA parking compliance.**
- 2) **Prior to placing any signage for the business, a sign permit be submitted and approved.**
- 3) **No painting of equipment shall take place until a paint booth is purchased, permitted and installed.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Jensen, Knowlton, Kirkham, Drinkall, and Garn.**

217 6. APPROVAL OF MINUTES

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219 The Planning Commission meeting minutes of November 24, 2015 were reviewed and approved.

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221 Commissioner Knowlton made a motion for the Planning Commission to approve the  
222 minutes as written for the Planning Commission meeting of November 24, 2015.  
223 Commissioner Garn seconded the motion. The motion was approved by Commissioners  
224 Jensen, Kirkham, Garn, Drinkall, Baskin, and Knowlton.

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226 NEXT MEETING

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228 The next Planning Commission meeting will be held on Tuesday, December 29, 2015 at  
229 6:30 p.m.

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231 7. ADJOURN

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233 Chairman Drinkall adjourned the meeting at 7:40 p.m.

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236   
237 \_\_\_\_\_  
238 Chairman

  
Secretary